

January 24, 2001

**TO:** Mayor and City Council

**FROM:** Doug Mousel, Senior Planner

**SUBJECT:** Results of the Planning & Zoning Commission meeting January 23, 2001

**The following item is scheduled for the February 19, 2001 City Council meeting**

**Public Hearing:** SUP2001-01  
**Applicant(s):** TXU Electric and Frisco ISD

**DESCRIPTION:**

A request for a Specific Use Permit (SUP) for an Electrical Substation on 3.9 $\pm$  acres on the south side of future Rolater Road 1,800 $\pm$  feet west of Coit Road. Zoned Agricultural. Neighborhood #26.

**APPROVED:** 4-1 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

Commissioner Caplan voted in opposition because he felt that the location of the property was inappropriate for an electrical substation.

**RECOMMENDATION:**

Recommended for approval subject to:

1. Site Plan being adopted as part of the ordinance.
2. Staff approval of a landscape and screening plan.

SN/sg

cc: TXU Electric 817-215-6959  
William Cothrum 214-748-7114  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.:** 7

**Public Hearing:** SUP2001-01

**Applicant(s):** TXU Electric and Frisco ISD

**Description:**

A request for a Specific Use Permit (SUP) for an Electrical Substation on 3.9± acres on the south side of future Rolater Road 1,800± feet west of Coit Road. Zoned Agricultural. Neighborhood #26.

**Remarks:**

This is a request for an electrical substation. The existing electrical easement is designated as a linkage for the Hike and bike trail on the Parks Master Plan. The applicant has worked with staff to provide a design that accommodates the future hike and bike trail. Access to the property is provided by White Oaks Lane. Additional access may be provided with the development of the Frisco ISD property.

Direction	Land Use	Zoning	Comprehensive Plan
North	Undeveloped	Agriculture	Single-Family Residential
East	Undeveloped	Agriculture	Single-Family Residential
South	Undeveloped and Single –Family Residential	Agriculture and Single-Family-4	Single-Family Residential
West	Single –Family Residential	Single-Family-4	Single-Family Residential

TXU Electric is purchasing 3.9± acres from the school district for the proposed substation. The overall size of the TXU property is 314± feet wide and 492± feet long. The area contained within the 8-foot masonry screening wall is 190 feet wide and 370 feet long. The facility includes four transformers that will reduce the 138kV of the existing transmission line down to 25kV for use in the surrounding properties. All future electrical lines under 60kV leading from the facility to area developments will be underground. The actual transformers will be placed 90± feet from the residential lots to the west and 100± feet from the residential lots to the south. The school district is selling the land to TXU Electric for the substation. Frisco ISD supports the location.

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses? The proposed electrical substation is located under the existing electrical transmission lines. TXU Electric has indicated that the amount of growth in the area has created a need for additional electrical service. The location of the proposed sub station is compatible with the existing transmission lines.
2. Are the activities requested by the applicant normally associated with the requested use? The property currently has an electric transmission line on the property. Substations with transformers that reduce the voltage to usable rates are normally found along transmission lines where development exists.
3. Is the nature of the use reasonable? Electrical Substations are necessary to provide adequate electrical service through the city. Locations under the transmission lines decrease the overall area needed by electrical companies to provide service. The location of the proposed electrical substation is reasonable in the proposed location.
4. Has any impact on the surrounding area been mitigated? The zoning exhibit calls out a solid living screen and an eight-foot (8') masonry wall to be placed on the perimeter of the facility. The living screen consists of a combination of evergreen and shade trees.

The request for a Specific Use Permit for an electrical substation with a screening wall and living screen is a reasonable request in this location.

**Recommendation:**

Recommended for approval subject to:

1. Site Plan being adopted as part of the ordinance.
2. Staff approval of a landscape and screening plan.